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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO: PLANNING COMMISSION**

**FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

**DATE: JULY 13, 2006**

**SUBJECT: TIME EXTENSION FOR TRACT MAP**

**SUMMARY**

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

**RECOMMENDATION**

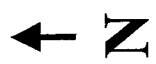
Staff recommends your Commission approve the time extension.

**DISCUSSION**

The following time extension is recommended for approval:

**TRACT 2514 (S030143U) 1st Time Extension Request from LORI NEWDOLL of NEWDOLL CONSTRUCTION, INC. for Vesting Tentative Tract Map and Conditional Use Permit to construct a planned development consisting of 7 single-family residences ranging in size from 1,148 to 1,285 square feet. In addition, seven parcels, ranging in size from 1,368 to 1,756 square feet are proposed with one parcel for common area totaling 9,838 square feet. The project is located on the southwest side of Highway 101 Frontage Road, in the Nipomo urban area in the South County (Inland) planning area and in the Residential Multi-Family land use category. APN: 092-381-025. Supervisorial District #4.**

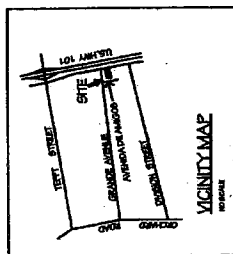
The tentative map was to expire on July 8, 2006. On May 16, 2006, the applicant's agent requested the time extension. After review of the tentative map, staff recommends to the Planning Commission the **1st one-year time extension** be granted to July 8, 2007, subject to the Resolution of the Planning Commission adopted July 8, 2004.



## Land Use Map

# Project

Newdollar Tract Map/CUP TR-2514



**OWNERS STATEMENT**  
I, the undersigned, being the owner of the above described property, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief.

**PREPARED BY**  
RALPH MERRILL CONSTRUCTION  
730 SOUTH FRONTAGE ROAD, SUITE 102  
NIPOMA, CALIFORNIA 93444

**LEGEND**

- EXISTING CONTOUR
- PROPERTY LINE
- FENCE LINE
- BUILDING LINE
- EDGE OF PAVEMENT (RP)
- TOP OF FINISH
- TOP OF CURB/TOPOF CONCRETE
- TOP OF WALL
- WATER METER
- WATER VALVE
- GAS METER
- ELECTRIC METER
- SERVICE POLE
- JOINT POLE
- POWER POLE
- PRE-INSTALLANT
- SEWAGE TREATMENT PLANT
- SEWAGE TREATMENT PLANT
- HOSE END
- PROP. PAINT
- WATER HEATER
- FINISHED FLOOR

**OWNER**  
RALPH MERRILL CONSTRUCTION INC.  
730 SOUTH FRONTAGE ROAD, SUITE 102  
NIPOMA, CA 93444

**PREPARED BY**  
RALPH MERRILL CONSTRUCTION INC.  
730 SOUTH FRONTAGE ROAD, SUITE 102  
NIPOMA, CA 93444

**NOTE**  
ALL DIMENSIONS AND DISTANCES SHOWN ARE PER A FIELD SURVEY  
PERFORMED ON 12/1/00.  
SURVEYING PERFORMED BY:  
RALPH MERRILL CONSTRUCTION INC.  
(805) 461-1844

**PROJECT BENCHMARK**  
\*13 DOW 1980 PRESET 1846-  
TOP OF BENCHMARK DISLOCATED ON 12/1/00  
ELEVATION = 571.28' (U.S.C.A.G.S.)

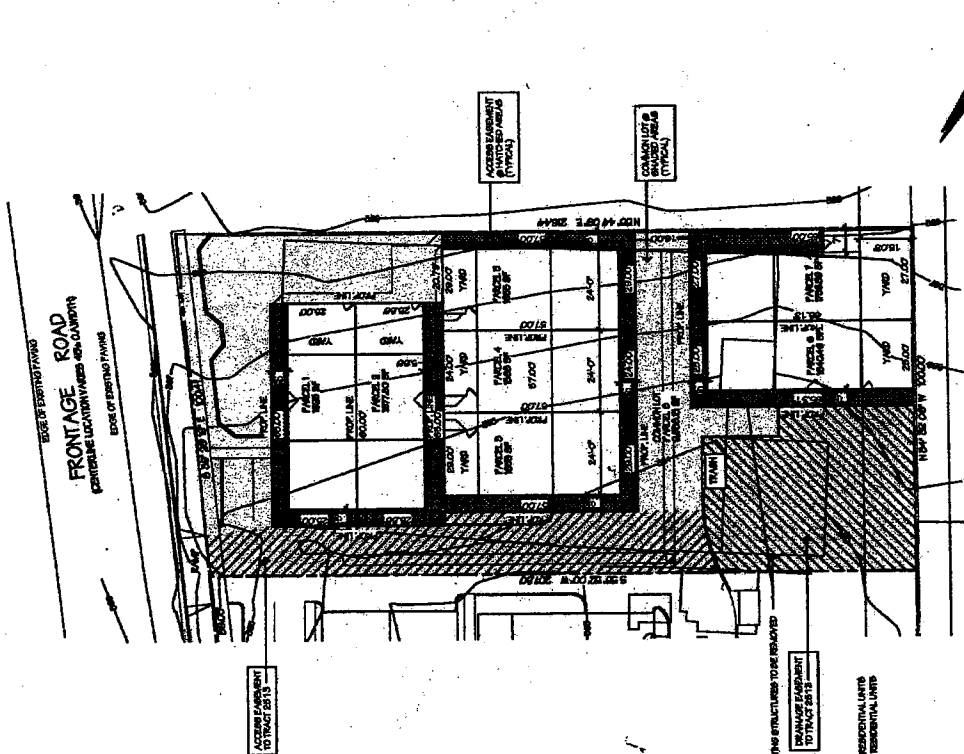
**SITE BENCHMARK**  
TOP OF FINISH IN BENCHMARK LOCATED AT THE NORTHEAST CORNER OF  
SITE.  
ELEVATION = 568.80' (U.S.C.A.G.S.)

**LOT DATA**

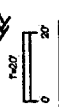
A PORTION OF LOT 30 OF  
THE MESA GRANDE TRACT  
(AMB 12)

A.P.N. 092-381-009  
092-381-015  
092-381-022

County of San Luis Obispo  
State of California



Yesting Tentative Tract Map 2514



Project

Newdollar Tract Map/CUP TR-2514



Exhibit

Tentative Tract Map

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